099.0	0001	0005.G	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,000 / 818,000
					USE VALUE:	818,000 / 818,000
					ASSESSED:	818,000 / 818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORAN SHAUN T	
Owner 2:		
Owner 3:		
Street 1:	244 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MERLUZZO RICO A & GLORIA E -
Owner 2:	-
Street 1:	244 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,681 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 2901 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7681.000	362,700		455,300	818,000
Total Card	0.176	362,700		455,300	818,000
Total Parcel	0.176	362,700		455,300	818,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.99 | /Parcel: 281.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64272
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!8004!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0005.G

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,700	0	7,681.	455,300	818,000	818,000	Year End Roll	12/18/2019
2019	101	FV	301,200	0	7,681.	455,300	756,500	756,500	Year End Roll	1/3/2019
2018	101	FV	301,200	0	7,681.	390,300	691,500	691,500	Year End Roll	12/20/2017
2017	101	FV	301,200	0	7,681.	364,200	665,400	665,400	Year End Roll	1/3/2017
2016	101	FV	301,200	0	7,681.	312,200	613,400	613,400	Year End	1/4/2016
2015	101	FV	300,800	0	7,681.	279,700	580,500	580,500	Year End Roll	12/11/2014
2014	101	FV	300,800	0	7,681.	258,900	559,700	559,700	Year End Roll	12/16/2013
2013	101	FV	300,800	0	7,681.	246,800	547,600	547,600		12/13/2012

PRINT

Date	Time
12/10/20	22:35:50

LAST REV

Date	Time
07/25/19	09:21:08
apro	
8004	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERLUZZO RICO A	45644-312		7/19/2005		596,800	No	No		
	10252-109		4/6/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/1995	480	Manual	3,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
11/29/2005	MLS	MM	Mary M
10/19/2000	Entry Denied	256	PATRIOT
10/19/2000	Measured	256	PATRIOT
11/9/1999	Mailer Sent		
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7681		Sq. Ft.	Site		0	70.	0.85	4									455,299						455,300	

Total AC/HA:	0.17633	Total SF/SM:	7681	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	455,299	Spl Credit		Total:	455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28752279
Const Adj.:	0.99989998
Adj $ / SQ:	122.302
Other Features:	129017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445626
Depreciation:	82886
Depreciated Total:	362739

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

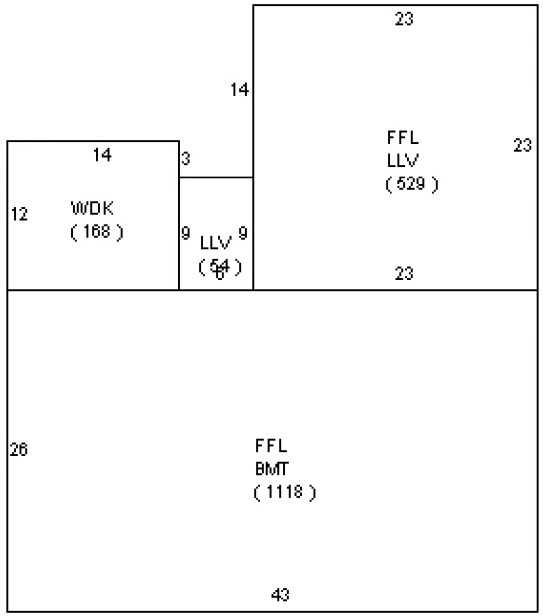
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	122.30
Special Features:	0	Val/Su Net:	103.16
Final Total:	362700	Val/Su SzAd	220.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,647	122.300	201,432
BMT	Basement	1,118	51.000	57,018
LLV	Lower Level	583	96.310	56,151
WDK	Deck	168	11.950	2,008
	Net Sketched Area:	3,516	Total:	316,609
Size Ad	1647	Gross Are	3516	FinArea 2901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0001-0005.G

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: